

In re:
Sharonn E. Thomas
Debtor

Case No. 18-17430-elf
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Dec 23, 2021

User: admin
Form ID: pdf900

Page 1 of 3
Total Noticed: 11

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 25, 2021:

Recip ID	Recipient Name and Address
db	+ Sharonn E. Thomas, 856 North 29th St., Philadelphia, PA 19130-1144
acc	+ Bederson & Company, LLP, 347 Mt. Pleasant Avenue, West Orange, NJ 07052-2749
cr	+ Martin Brown, c/o E. McCord Clayton, Esquire, Clayton Commercial Litigation LLC, Two Penn Center, 1500 JFK Blvd., Suite 920 Philadelphia, PA 19102-1742
r	+ Richard Astrella, Star Real Estate Broker, 1500 Walnut Street, Ste 1103, Phila, PA 19102-3506

TOTAL: 4

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Dec 23 2021 22:54:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Dec 23 2021 22:54:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Dec 23 2021 22:54:00	U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	Email/Text: megan.harper@phila.gov	Dec 23 2021 22:54:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/PDF: ais.chase.ebn@aisinfo.com	Dec 23 2021 22:59:46	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 7255 Baymeadows Way, Jacksonville, FL 32256
cr	+ Email/Text: RASEBN@raslg.com	Dec 23 2021 22:54:00	THE BANK OF NEW YORK MELLON, RAS CRANE, LLC, 10700 ABBOTT'S BRIDGE ROAD, SUITE 170, DULUTH, GA 30097-8461
cr	+ Email/Text: RASEBN@raslg.com	Dec 23 2021 22:54:00	The Bank of New York Mellon et als, RAS Crane, LLC, 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461

TOTAL: 7

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp		DHO, LLC, 1310 S. 5th Street

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

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NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 25, 2021

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 23, 2021 at the address(es) listed below:

Name	Email Address
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 cwohrlab@raslg.com
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor THE BANK OF NEW YORK MELLON cwohrlab@raslg.com
DAMIEN NICHOLAS TANCREDI	on behalf of Debtor Sharonn E. Thomas Damien.Tancredi@flastergreenberg.com damien.tancredi@ecf.inforuptcy.com
DANIELLE BOYLE-EBERSOLE	on behalf of Creditor U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-8 c/o Select Portfolio Servicing, Inc. dboyle-ebersole@orlans.com, PABKAttorneyecf@orlans.com
E. McCord CLAYTON	on behalf of Creditor Martin Brown cord@claytonlit.com
GARY F SEITZ	on behalf of Trustee TERRY P. DERSHAW gseitz@gsbblaw.com
HAROLD N. KAPLAN	on behalf of Creditor The Bank of New York Mellon et als hkapan@rasnj.com
HOLLY SMITH MILLER	on behalf of Trustee TERRY P. DERSHAW hsmiller@gsbblaw.com abrown@gsbblaw.com
JEROME B. BLANK	on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al paeb@fedphe.com
JOSHUA LOUIS THOMAS	on behalf of Debtor Sharonn E. Thomas joshualthomas@gmail.com
KARINA VELTER	on behalf of Creditor WILMINGTON TRUST NATIONAL ASSOCIATION kvelter@hoflawgroup.com, ckohn@hoflawgroup.com
KEVIN G. MCDONALD	on behalf of Creditor PNC Bank N.A. bkgroup@kmlawgroup.com
KEVIN M. BUTTERY	on behalf of Creditor DITECH FINANCIAL LLC cdigianantonio@rascrane.com
KEVIN M. BUTTERY	on behalf of Creditor The Bank of New York Mellon et als cdigianantonio@rascrane.com
KEVIN S. FRANKEL	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pa-bk@logs.com
KRISTEN D. LITTLE	on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as

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Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 pabk@logs.com klittle@logs.com;logsecf@logs.com

KRISTEN D. LITTLE

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pabk@logs.com,
klittle@logs.com;logsecf@logs.com

LORRAINE GAZZARA DOYLE

on behalf of Creditor THE BANK OF NEW YORK MELLON ldoyle@milsteadlaw.com bankruptcy@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al wbecf@brockandscott.com,
mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al wbecf@brockandscott.com,
mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor Wells Fargo Bank National Association As Trustee wbecf@brockandscott.com,
mario.hanyon@brockandscott.com

MARY F. KENNEDY

on behalf of Creditor First Tennessee Bank National Association mary@javidianlaw.com coleen@javidianlaw.com

MICHAEL JOHN CLARK

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as
Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 mclark@squirelaw.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov edelyne.jean-baptiste@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor U.S. Bank National Association as indenture trustee, for the CIM Trust 2016-FRE1, Mortgage-Backed
Notes, Series 2016-FRE1 bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor PNC Bank N.A. bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

ROBERT LEITE-YOUNG

on behalf of Interested Party DHO LLC rleite@roachleite.com, lanette@roachleite.com

TERRY P. DERSHAW

td@ix.netcom.com PA66@ecfbis.com;7trustee@gmail.com

THOMAS SONG

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 33

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Chapter 7
	:	
Sharonn E Thomas,	:	
	:	No. 18-17430-ELF
Debtor.	:	

ORDER

Upon consideration of the Motion (the “Motion”) filed by Terry P. Dershaw, Chapter 7 Trustee (the “Trustee”) of the bankruptcy estate of Sharonn E. Thomas (the “Debtor”) for an Order Authorizing The Trustee to Sell Real Estate as set forth on Exhibit A (the “Properties”) Free and Clear of Liens, Claims and Interests Pursuant to Section 363(b) and (f) of Title 11 of the United States Code, 11 U.S.C. § 101 et seq. (the “Bankruptcy Code”), to the parties set forth in agreements of sale attached to the Motion except that 3508 N 23rd Street and 2924 Ringgold Street shall be sold to the higher offeror pursuant to the Agreement filed with the Court and the responses to the Motion [Doc. 230, 231, 232, 233, 234, and 237], after a hearing at which the Trustee reported that the issues with the some of the responding parties have been resolved but not with respect to alleged second mortgage liens of Bank of New York Mellon, and the Court being satisfied that:

- (i) the sale of the Properties is necessary and is in the best interest of the Trustee, Debtor, the creditors and the estate;
- (ii) the sale of the Properties contemplated by the Motion being a sound exercise of the Trustee’s business judgment and being in good faith;
- (iii) the sale of the Properties is the product of good faith, arm’s length negotiations between the Trustee and Buyers.

(iv) and appearing that notice of the Motion having been given to the Office of the United States Trustee, the Debtor, creditors and other notice parties;

(v) and it appearing that no other notice need be given;

(vi) this Court having jurisdiction over the Motion;

(vii) after any proceedings in respect of this matter; and

(viii) sufficient cause appearing therefore, it is hereby:

ORDERED that pursuant to §§ 363(b) and (f) of the Bankruptcy Code, the Trustee is authorized and empowered to sell the Properties, where is, as is, without representation, warranty, statement, or guaranty whether express or implied, free and clear of interests (unless otherwise provided in the Motion or in the offer, including the purchaser of 3508 N. 23rd Street & 2924 Ringgold Street who is buying subject to the City of Philadelphia's statutory liens including any liens for real estate taxes, water debt, street fees and non-judgment licensing & inspection debt, which liens will remain attached to these properties), for due consideration pursuant to the Contracts attached to the Motion as Exhibit B as Supplemented with the higher offers submitted to the Trustee with respect to 3508 N 23rd Street and 2924 N Ringgold St. filed of record; it is further

ORDERED that the settlement with the City of Philadelphia is approved; it is further

ORDERED that from the proceeds of the sale of the Properties, the Trustee is authorized to pay at closing:

- a. all Undisputed Liens (as set forth in the attached revised Exhibit A2 to the Motion) encumbering the Properties, less any agreed upon Carve-out;
- b. the real estate Broker Fees;
- c. typical closing costs;
- d. the co-owner's portion, if any, and

ORDERED that Disputed Liens, including the alleged second mortgage liens of Bank Of New York Mellon with respect to 504 N 57th St. and 6106 W. Oxford St., shall not be paid at closing and shall attach to the proceeds of the sale until further determination by Order of the Court; it is further

ORDERED that Pablo Tibab, the initial bidder for real estate at 2924 N. Ringgold, Phila, PA is hereby approved as back up bidder for the same terms as proposed to the court in the Motion, in the event that the higher and better offeror does not close; it is further

ORDERED that Pursuant to Bankruptcy Rules 6004(h) this Order shall be effective and enforceable immediately upon entry, and the Trustee and the Buyers are authorized to close the Sales immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) and is hereby waived.

Date: 12/22/21

A handwritten signature in black ink, appearing to read 'Eric L. Frank', written over a horizontal line.

**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

EXHIBIT A-2 [REVISED]
UNDISPUTED FIRST PRIORITY LIENS/CO-OWNERS
TO BE PAID AT CLOSING

No.	Properties	Sales Price	Mortgagee/ Co-owner	Undisputed amount
1	3508 N 23rd St	\$154,379	TFI, Inc	\$10,019 Cross collateralized with 3330 W. Sergeant
2	2835 N Bonsall ST	\$34,000	[City]	[See carve-out]
3	504 N 57 th St	\$55,000	Bank Of New York Mellon Response Doc. 233 Bank Of New York Mellon Alleged Second	\$9671. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
7	2924 N. Ringgold Street	\$47,487	PNC Bank, National Association Response Doc. 231	\$5155. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
8	2338 N Gratz ST	\$54,000	JPMorgan Chase Bank, National Association Response Doc. 234	\$20,041. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
9	5621 Walton Ave	\$69,000	U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-FRE1, Mortgage-Backed Notes, Series 2016-FRE1 Response Doc. 230	\$29,176. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
10	6106 W. Oxford St	\$130,000	Wells Fargo Home Mortgage	\$12,900

			BoNY Alleged Second	\$3255
11	3330 W Sergeant ST	\$78,000	TFI, Inc.	\$10,019 Cross collateralized with 3508 N 23rd
12	1720 N Taney ST,	\$84,000	50% Owner Deborah Morris	\$35,397 Co-owner
13	4712 Penn St	\$135,000	MERS Loan Assigned to BNY/First Horizon Response Do, 237	\$34,760. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
15	2509 W Lehigh Ave	\$65,000	[City]	[See carve-out]
16	6563 Woodstock	\$89,000	Ocwen Loan Svgs LLC	\$50,914
19	1633 N 26 th Street	\$80,000	NationStar Mtge LLC 50 % Owner Brian E. Pope	\$24,726 \$13,855
20	5726 Hoffman Avenue	\$89,000	PNC Bank Response Doc. 232	\$68038. The lien shall be paid in full subject to a proper and accurate payoff at the time of sale unless mortgagee otherwise agrees to accept a lower amount.
21	5728 Hoffman Avenue	\$90,000	PNC Bank	\$50,000
26	3060 N Bonsall St	\$42,000	50% Owner Brenda J. Royal	\$16,738